WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maston L. Ballew IV	Farmington Financial Group	130-2-15
(NAME)	(NAME)	
112 LaSalle Court	2323 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Corwin a/k/a Jennifer Raggi**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maston L. Ballew IV**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots No. 33, 34 and 35, Block 4, on the Plan of Courts of Belle Meade of record in Book 547, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Corwin, married by deed from Doris Hunter and Shari Kay Hunter, both unmarried of record in Instrument No. 20020808-0095949 Register's Office for Davidson County, Tennessee dated August 7, 2002. The said Jennifer Corwin is also known as Jennifer Raggi.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **112 LaSalle Court, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of April, 2010.

Jennifer Corwin a/k/a Jennifer Raggi

BILL GARRETT, Davidson County
Trans:T20100026419 DEEDWARR
Recvd: 05/03/10 14:30 2 pgs
Fees:13.00 Taxes:1424.50

20100503-0033606

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ~~DAVIDSON~~ DEKALB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Corwin a/k/a Jennifer Raggi, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta, Georgia 22nd this ~~29TH~~ DAY OF APRIL, 2010.

Commission expires:

B P BOZDAG
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 13, 2013

BP BOZDAG
Notary Public

Jennifer Raggi

